



**ఆంధ్రప్రదేశ్ రాజ పత్రము**  
**THE ANDHRA PRADESH GAZETTE**  
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**No.931**

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**G.871**

**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT**

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY - CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN SY. NO. 170/1, ABUTTING THE NH-16 ROAD, MADHURAWADA AT CHANDRAMPalem, DIV. NO.05, VISAKHAPATNAM DISTRICT TO AN EXTENT OF 1815.91 SQ.M APPLIED BY SRI V.ANANTAKOTI RAJU AND 2 OTHERS.

**[G.O.Ms.No.388, Municipal Administration & Urban Development (M) Department, 03<sup>RD</sup> December, 2018]**

**APPENDIX**  
**NOTIFICATION**

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

**VARIATION**

The site falling in Sy. No. 170/1 abutting the NH-16 Road, Madhurawada at Chandrampalem, Div. No.05, Visakhapatnam District admeasuring an area of 1815.91 sq.mts. The boundaries of which are given in the schedule below, which was earmarked for Residential Use in the Master Plan of VUDA sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Commercial use as shown in modification of Master Plan Map No.32/2018 of Visakhapatnam Metropolitan Region Authority, Visakhapatnam, by variation of change of land use, which was shown in Maser Plan and which is available in the office of the Visakhapatnam Metropolitan Region Authority, Visakhapatnam, subject to the following conditions:-

1. The applicant shall handover the site affected in proposed Master Plan road widening to the authority at free of cost through registered gift deed.
2. The applicant shall pay 14% Open space cost at the time of building approval.
3. the applicant shall obtain approval of building plans for construction of buildings from the authority concerned duly paying necessary charges as the case may be.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Authority, Visakhapatnam /Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Authority, Visakhapatnam.

#### SCHEDULE OF BOUNDARIES

North : Proposed 60'-0" wide road  
South : Existing 30'-0" wide road  
East : Existing Apartment (Kiran Towers) & vacant Land  
West : Proposed 80.00m wide NH-16

R. KARKIKAL VALAVEN  
PRINCIPAL SECRETARY TO GOVERNMENT